

## \$639,000 - 17007 62 Street, Edmonton

MLS® #E4455481

**\$639,000**

4 Bedroom, 3.50 Bathroom, 1,927 sqft  
Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Beautiful custom-built 2-storey offering 1,926 sq. ft. with a secondary suite entrance. The main floor features an open-concept layout with maple kitchen cabinetry, granite countertops, stainless steel appliances, and a cozy fireplace in the great room. Upstairs boasts 3 bedrooms, a bonus room, and a spacious primary suite with a 5-piece ensuite. 9'ceilings on both main and basement levels add to the open feel. The basement features a 1-bedroom suite with a living room, full kitchen, laundry facilities, and storage—ideal for generating rental income. The garage is insulated, drywalled, textured, and painted. Enjoy west-facing sunsets in the large backyard. Schools and parks within walking distance!

Built in 2015

### Essential Information

MLS® #	E4455481
Price	\$639,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,927
Acres	0.00



Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	17007 62 Street
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 2V9

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, No Smoking Home
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Dryer-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed August 30th, 2025

Days on Market 67

Zoning Zone 03

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 4th, 2025 at 11:02pm MST